140.0	0002	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	932,900 / 932,900
					USE VALUE:	932,900 / 932,900
					ASSESSED:	932,900 / 932,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22	-24	SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MKRTCHYAN HAKOB
Owner 2:	YATSKOVICH KATYA
Owner 3:	
Street 1:	22-24 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAGNUSON BRIAN -
Owner 2:	-
Street 1:	180 MARBLERIDGE RD
Twn/City:	NORTH ANDOVER
St/Prov:	MA Cntry:
Postal:	01845

NARRATIVE DESCRIPTION

This parcel contains .095 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2454 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4120.000	492,100	5,900	434,900	932,900
Total Card	0.095	492,100	5,900	434,900	932,900
Total Parcel	0.095	492,100	5,900	434,900	932,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.15 /Parcel: 380.15

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 89923

GIS Ref

GIS Ref

Insp Date 12/05/08

!10815!

PREVIOUS ASSESSMENT

Parcel ID 140.0-0002-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	492,100	5900	4,120.	434,900	932,900		Year end	12/23/2021
2021	104	FV	469,200	5900	4,120.	434,900	910,000		Year End Roll	12/10/2020
2020	104	FV	499,800	5900	4,120.	434,900	940,600	940,600	Year End Roll	12/18/2019
2019	104	FV	385,500	5900	4,120.	407,700	799,100	799,100	Year End Roll	1/3/2019
2018	104	FV	385,500	5900	4,120.	337,000	728,400	728,400	Year End Roll	12/20/2017
2017	104	FV	360,900	5900	4,120.	309,900	676,700	676,700	Year End Roll	1/3/2017
2016	104	FV	360,900	5900	4,120.	282,700	649,500	649,500	Year End	1/4/2016
2015	104	FV	320,400	5900	4,120.	277,200	603,500	603,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:24:08

LAST REV

Date	Time
08/11/20	15:21:26
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10815

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAGNUSON BRIAN,	72049-32	1	12/21/2018		925,000	No	No		
CONCANNON ELLEN	63722-174		6/6/2014		666,000	No	No		
CONCANNON ELLEN	26674-88		9/17/1996		1	No	No		A

USER DEFINED

Prior Id # 1:	89923
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/15/2015	957	Re-Roof	17,890		7/15/2015			Strip and re-roof.
5/3/1993	140		8,000					PORCH TO L.A.+

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2015	Permit Insp	PC	PHIL C
12/5/2008	Meas/Inspect	294	PATRIOT
11/23/1999	Mailer Sent		
11/17/1999	Measured	243	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4120		Sq. Ft.	Site		0	80.	1.32	9									434,881						434,900	

Total AC/HA:	0.09458	Total SF/SM:	4120	Parcel LUC:	104	Two Family	Prime NB Desc	Brackett	Total:	434,881	Spl Credit		Total:	434,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07787287
Const Adj.:	0.99237579
Adj $ / SQ:	192.538
Other Features:	102361
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	713131
Depreciation:	221071
Depreciated Total:	492060

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

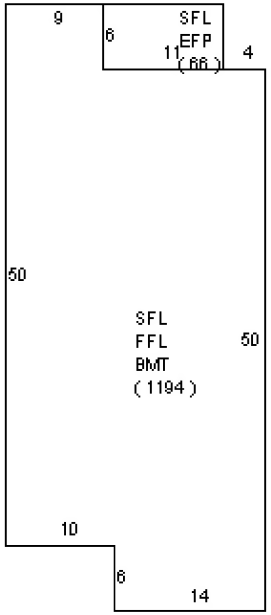
No Unit	RMS	BRS	FL
2	6	2	M
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	211.79
Special Features:	0	Val/Su Net:	132.50
Final Total:	492100	Val/Su SzAd	200.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,260	192.540	242,598
BMT	Basement	1,194	57.760	68,967
FFL	First Floor	1,194	192.540	229,890
EFP	Enclos Porch	66	67.950	4,485

Net Sketched Area:	3,714			Total:	545,940
Size Ad	2454	Gross Area	3714	FinArea	2454

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 140.0-0002-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X22	A	AV	1922	20.17	T	40	104			5,900			5,900

More:	N	Total Yard Items:	5,900	Total Special Featues:		Total:	5,900